



To: Gahanna City Council
Clerk of Council

From: Tom Komlanc, Director of Engineering
Kevin Schultz, Senior Director of Operations
Mayor Laurie A. Jadwin

Cc: Priya D. Tamarasan, Esq. City Attorney
Joann Bury, Director of Finance

Date: March 18, 2025

Re: Dept. of Engineering – Request for Council Action (March 24, 2025 COTW Meeting)

ACTION ITEMS

ACTION ITEM #1: CLIFFVIEW DRIVE RIGHT-OF-WAY EXTENSION

Columbia Gas of Ohio, Inc. is proposing a pipeline replacement project known as the NCHP Pipeline Project. The proposed pipeline will install approximately 19,000 feet of 24-inch diameter pipeline through the City of Gahanna. Columbia Gas will likely begin field construction in 2026.

Columbia Gas of Ohio is in the process of acquiring a portion of Parcel 025-000406 for the construction of a regulator station accessible off of Cliffview Drive. Pursuant to city code, landlocked parcels are prohibited. In order to facilitate the creation of the lot, an extension of public right-of-way is required along Cliffview Drive to provide necessary frontage.

The Administration is respectfully requesting Council's acceptance of 0.057 acres of a right-of-way extension from the property owned by the City of Gahanna and accessible off Cliffview Drive (Parcel No. 025-012951). This dedication provides frontage on a public street for a future lot split.

Requested Legislation and Funding

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated (Amounts & Accounts):	N/A
Supplemental/Transfer (Amounts & Accounts):	N/A

Attachments

- ENG-ATT-Cliffview Drive ROW Extension and Shepherd Church Survey
- ENG-ATT-Cliffview Drive ROW Extension and Shepherd Church Alta Survey
- ENG-ATT-Cliffview Drive ROW Extension Description
- ENG-ATT-Preliminary Cliffview Land Drawing



Contract Approvals

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney

ACTION ITEM #2: 4720 SHULL RD – RIGHT-OF-WAY DEDICATION ACCEPTANCE

The City's 2019 Thoroughfare Plan defines right-of-way requirements for arterials, collectors, and residential streets. In order to meet the right-of-way width requirements identified in the Thoroughfare Plan, additional right-of-way frontage is needed along a parcel located at 4720 Shull Road. The City required this accommodation as a part of its review and approval process for the improvements described in commercial building permit BCOM-24-63. This right-of-way dedication will lessen the future requirements of the City to purchase additional right-of-way when other necessary improvements in the right-of-way are made.

The Department of Engineering is respectfully requesting Council's acceptance of 0.071 acres of right-of-way dedication from owners of the property located at 4720 Shull Road. This dedication provides an additional 5 feet of right-of-way on the east side of the road along the property frontage. The right-of-way dedication is pursuant to the City's 2019 Thoroughfare Plan.

Requested Legislation and Funding

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated (Amounts & Accounts):	N/A
Supplemental/Transfer (Amounts & Accounts):	N/A

Attachments

ENG-ATT-BCOM-24-63-ROW Dedication Legal Description

Contract Approvals

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney

ACTION ITEM #3: AMENDMENT TO RES-0009-2024 2025 SIDEWALK MAINTENANCE PROGRAM AREA RESOLUTION OF NECESSITY

City Council passed a resolution of necessity on April 1, 2024, establishing the 2025 Sidewalk Maintenance Program Area. This program area defines the properties that will be part of Gahanna's Sidewalk Maintenance Program. After performing inspections and additional interdepartmental collaboration, the Department of Engineering recommends that the 2025 Program Area be revised to remove Moorfield Dr. (Amfield Ct. to Chapelfield Rd.) and include Beaverbrook Dr. (Helmbright Dr. to Hunters Glen Dr.). The revised list is below;



- Deer Run Dr (Clotts Rd to Venetian Way)
- Juniper Ln N (Moss Oak Ave to End of Court)
- Prince of Wales Dr (Stygler Rd N to Avonwick Pl)
- Venetian Ct (Venetian Rd to End of Court)
- Woodtown Dr (Aries Dr to Riva Ridge Blvd)
- Beaverbrook Dr (Helmbright Dr to Hunters Glen Dr)

The revised Program Area can be visualized on the attached map and listing of the additional properties. The revised 2025 Program Area includes 81 parcels.

An inspection program has been completed for the purpose of maintaining those areas in a good and orderly state of repair to protect the health, safety, and welfare of the public. Property owners within the Program Area whose sidewalks are in need of repair or replacement have been mailed a notification indicating the sidewalk deficiencies found, estimated cost to be assessed as part of the Sidewalk Maintenance Program, and information on how to opt-out of the Sidewalk Maintenance Program.

The Department of Engineering is requesting an amendment to RES-009-2024 to revise the 2025 Sidewalk Maintenance Program Area.

Requested Legislation and Funding

Legislation Needed: Resolution
Emergency/Waiver: N/A
Vendor Name: N/A
Vendor Address: N/A
Already Appropriated (Amounts & Accounts): N/A
Supplemental/Transfer (Amounts & Accounts): N/A

Attachments

ENG-ATT-2025 Sidewalk Maintenance Program - Map
ENG-ATT-2025 Sidewalk Maintenance Program – Additional Owner Summary

Contract Approvals

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney

ACTION ITEM #4: 2025 STREET & SIDEWALK MAINTENANCE PROGRAM – AWARD CONTRACT

On March 5, 2025, bids were opened and reviewed for the 2025 Street & Sidewalk Maintenance Program. In total, two bids were received. This year's street maintenance program consists of concrete work, pavement milling, asphalt resurfacing, crack sealing, micro surfacing, preservation treatment, sidewalk, and pavement markings.

Decker Construction Company was the lowest responsive and responsible bidder. The Department of Engineering is recommending awarding the Base Bid (\$2,027,024.28) and Alternate 1, Additional Stripping (\$79,990.78), Alternate 2, Additional Overlay (\$371,716.91). The



Engineering Department is also requesting a 10% contingency to cover any unforeseen construction costs, which brings the total to, \$2,726,605.17.

The Administration respectfully requests an ordinance to enter in to contract with Decker Construction Company for the 2025 Street and Sidewalk Program.

Requested Legislation and Funding

Legislation Needed: Ordinance
Emergency/Waiver: 30-day referendum does not apply per City Charter (4.14)
Vendor Name: Decker Construction Company
Vendor Address: 3040 McKinley Avenue, Columbus, Ohio 43204

Already Appropriated (Amounts & Accounts):

\$2,598,615.30 from 32506550-5500 – (TR-CM-01 - Asphalt Overlay & Sidewalks)
\$87,989.87 from 32506550-5500 - (TR-CM-04 - Traffic Control Upgrades & Maintenance)
\$40,000 from 65211000-5500 - (WA-CM-01- Waterline Replacement)

Supplemental/Transfer (Amounts & Accounts): N/A

Attachments

ENG-ATT-ST-1114_Bid Summary
ENG-ATT-ST-1114_Contract
ENG-ATT-ST-1114_Street Program Map
ENG-ATT-ST-1114_Sidewalk Program Map

Contract Approvals

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney

ACTION ITEM #5: 2026 SIDEWALK MAINTENANCE PROGRAM AREA RESOLUTION OF NECESSITY

The Department of Engineering is recommending and seeking approval for the 2026 Sidewalk Maintenance Program area. The Program Area defines the properties that will be a part of Gahanna's maintenance program. The Department recommends that the 2026 Program Area include properties along the following streets:

- Caroway Blvd (Harrow Blvd to Helmbright Dr)
- Crystal Cay Ct (Woodside Meadow Pl to end of court)
- Moorfield Dr (Amfield Ct to Dunchurch Rd)
- Pond Hollow Ln (Harrison Pond Dr S to Harrison Pond Dr N)
- Woodside Meadow Pl (N Stygler Rd to end of court)

This Program Area can be visualized on the attached map and the listing of each property within the program area. The recommended 2026 Program Area includes 115 parcels.

Upon approval of the 2026 Sidewalk Maintenance Program Area, an inspection of the sidewalk network will be completed to identify defects for the purpose of maintaining those areas in a



good and orderly state of repair to protect the health, safety, and welfare of the public. Property owners within the program area whose sidewalks are in need of repair or replacement will be mailed a notification indicating the sidewalk deficiencies found, estimated cost to be assessed as part of the Sidewalk Maintenance Program, and information on how to opt-out of the Sidewalk Maintenance Program. The adoption of the 2025 program area has been accelerated from years past to better inform residents of the pending construction activity on their property.

The Department of Engineering is requesting a Resolution to approve the 2026 Sidewalk Maintenance Program Area.

Requested Legislation and Funding

Legislation Needed: Resolution
Emergency/Waiver: N/A
Vendor Name: N/A
Vendor Address: N/A
Already Appropriated (Amounts & Accounts): N/A
Supplemental/Transfer (Amounts & Accounts): N/A

Attachments

ENG-ATT-2026 Sidewalk Maintenance Program – Owner Summary
ENG-ATT-2026 Sidewalk Maintenance Program - Map

Contract Approvals

- o This item has been approved by the Mayor
- o This item has been approved by the Director of Finance
- o This item has been approved by the City Attorney

ACTION ITEM #6: 2026 SIDEWALK MAINTENANCE LOOKBACK PROGRAM AREA RESOLUTION OF NECESSITY

The Department of Engineering is recommending and seeking approval for the 2026 Sidewalk Maintenance Lookback Program Area. The Program Area defines the properties that will be a part of Gahanna’s lookback program. The Department recommends that the 2026 Program Area include properties along the following streets:

- Bonnington Way - Lincolnshire Rd to Empire Dr
- Caroway Blvd - Spruce Hill Dr to Summer Hill Cir
- Codrington Cir - Waterbury Blvd N to Waterbury Blvd S
- Depauw Ct- Waterbury Blvd to end of court
- Fleetrun Ave - Landover Rd to Ronson Way
- Flint Ridge Dr - Gary Lee Dr to Granville St
- Harrow Dr. - Lytton Way to Caroway Blvd.
- Howland Dr -Whitson Dr to Taylor Rd
- Juniper Ln (south of Moss Oak Ave) - Moss Oak Ave to end of court
- McCutcheon Rd E - Stygler to end of court
- Moss Oak Ave- Hines Rd to Mistletoe St
- Prince of Wales Dr - Avonwick Pl to Haymarket Pl
- Timothy - Bluestem to Shaker



- Waterbury Blvd - Dunoon Dr W to Lytton Way
- Windbourne St - Forestwood Dr to Shaker Dr

This Program Area can be visualized on the attached map and the listing of each property within the program area. The recommended 2026 Program Area includes 252 parcels.

Upon approval of the 2026 Sidewalk Maintenance Lookback Program Area, an inspection of the sidewalk network will be completed to identify defects for the purpose of maintaining those areas in a good and orderly state of repair to protect the health, safety, and welfare of the public. Property owners within the program area whose sidewalks are in need of repair or replacement will be mailed a notification indicating the sidewalk deficiencies found, estimated cost to be assessed as part of the Sidewalk Maintenance Program, and information on how to opt-out of the Sidewalk Maintenance Program. The adoption of the 2026 Program Area has been accelerated from years past to better inform residents of the pending construction activity on their property.

The Department of Engineering is requesting a Resolution to approve the 2026 Sidewalk Maintenance Lookback Program Area.

Requested Legislation and Funding

Legislation Needed:	Resolution
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated (Amounts & Accounts):	N/A
Supplemental/Transfer (Amounts & Accounts):	N/A

Attachments

- ENG-ATT-2026 Sidewalk Lookback Program – Owner Summary
- ENG-ATT-2026 Sidewalk Lookback Program – Map

Contract Approvals

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney

ACTION ITEM #7: RESOLUTION OF INTENT FOR WYNNE RIDGE COURT BRIDGE ODOT -116417

The City of Gahanna and the Ohio Department of Transportation (ODOT) have been working jointly on plans for a bridge replacement project on Wynne Ridge Court over Beem Ditch. As part of this partnership, ODOT is requesting that the City pass final legislation pledging its commitment to participate financially. The estimated cost of the local share is \$100,580.00, which was included in the adopted 2025 capital budget request to align with ODOT's planned construction schedule. This project is slated for letting May 8, 2025.



The Administration is respectfully requesting an Ordinance authorizing the Mayor to sign the participatory agreement. ODOT District 6 has requested that this legislation be returned to their office no later than April 11, 2025.

Requested Legislation and Funding

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments

- ENG-ATT-Final Resolution PID 116417 Wynne Ridge Bridge
- ENG-ATT- Final Resolution Invoice PID 116417 Wynne Ridge Bridge

Contract Approvals

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney